

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Land - Hyderabad District - Regularisation of Govt. land admeasuring 173 Sq. Yds in the premises of H.No.8-2-603/13/3/N/1 at Road No.10, Banjara Hills, Hyderabad in favour of Smt. Ashraf Sultana,W/o.Syed Hameedullah as per the guidelines policy issued in G.O.Ms.No.166 Revenue (POT) Department dt.16.2.2008 - Orders – Issued.

REVENUE (ASSN.III) DEPARTMENT

G.O.Ms.No. 756

Dated:20.06.2008
Read the following:-

- 1.From the Collector, Hyderabad Lr.No.I3/6689/93, Dt.13.2.2003.
- 2.From the CCLA., Hyderabad Lr.No.BB2/977/03, Dt.15.10.2003.
- 3.G.O.Ms.No.1014 Rev.(Assn.III) Dept., dt.9.12.04.
- 4.From the Collector, Hyderabad Lr.No.I3/6689/1993, Dt.19.04.05.
- 5.From the CCLA., Hyderabad Ref.No.BB2/645/2006, dt.22.12.06
- 6.Showcause Notice No.18857/Assn.III/1/05, dt.12.1.07..

ORDER:

In the reference first read above, Collector, Hyderabad has reported that one Smt Ashraf Sultana W/o.Sri Syed Hameedulla filed an application for regularization of the land measuring 173 Sq.Yds in premises No.8-2-603/13/3/N/1/Part situated in Road No.10, Banjara Hills, Hyderabad. The then D.R.O., Hyderabad inspected the land and it is vacant land covered by compound wall with Iron Gate and there is no dwelling unit and it has no premises number and proposed it for auction. The case was placed before State Level Committee meeting on 31.12.1998 and rejected as the case was not fitting into the parameters of G.O.Ms.No.508, Rev.Department dt.20.10.1995 read with G.O.Ms.No.972, Rev. Department dt.4.12.1998. However stated that the Petitioner filed a further application to the Government for regularization of her unauthorized occupation.

2. In the reference Second read above, the CCLA., has reported that after verification of the sale deeds and other relevant documents, he felt that she purchased the house in the year 1992, there is nothing on record to show that the house was existing in the year 1990 i.e., cut off year as per G.O.Ms.No.508, Rev.Dept., dt.20.10.1995. However, as the similar house sold by the same vendor on the same date in favour of Md.Murtuza Ali and Mrs. Usha Mohan was regularized vide G.O.Ms.No.24, Rev.Department dt.8.1.1997 and there should be no different stands for similarly placed cases and therefore recommended the case of Smt.Ashraf Sultana for regularization of her land.

3. Accordingly, the above proposal was examined and in the G.O. third read above, orders were issued regularizing the land admeasuring 173 Sq.Yds in premises of House No.8-2-603/13/3/N/1 Part situated at Road No.10, Banjara Hills, Hyderabad in favour of Smt Ashraf Sultana, W/o. Syed Hameedulla on payment of Rs.3125/- per Sq.Yard.

4. In the reference fourth cited, the Collector, Hyderabad has reported that he has caused a detailed enquiry into the request of Smt Ashraf Sultana for regularization of the encroachment as per the orders issued in GO Ms.No.1014, Revenue (Assn.III) Dept., dt.09.12.2004. On detailed verification, the Collector, Hyderabad has reported that her request was placed before the Committee

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constituted under G.O.Ms.No.508, Revenue (Assn.I) Dept. dt.20.10.1995 and the Committee found that the petitioner is not eligible for regularisation. As per the photograph taken on 07.02.2005, the proposed land is vacant land and the Collector, Hyderabad has also stated that he has already displayed a Board stating that the Land belongs to the Government and requested to cancel the orders issued in GO Ms.No.1014, Revenue (Assn.III) Department dt.09.12.2004 in favour of the individual. The Government has reviewed the matter and show cause notice was issued in the reference fifth read above to Smt Ashraf Sultana to give explanation within (15) days as to why the order issued in G.O.Ms.No.1014 Revenue (Assn.III) Department, dt.9.12.2004 should not be cancelled.

5. Subsequently, in the reference fifth read above, the Spl.C.S & CCLA., while furnishing the facts reported by the Collector, Hyderabad requested the Government to re-consider the case and reject the representation as it is vacant on ground and encroachment does not come under purview of G.O.Ms.No.508 Revenue (Assn.I) Department dt.20.12.1995 and also stated that there is no justification to reconsider and cancel the G.O.Ms.No.1014, Revenue (Assn.III) Department dated 9.12.2004, since the orders were also issued in similar case.

6. Accordingly, a show cause notice was issued to the individual vide Memo dt.12.11.07 as to why the orders issued in G.O.Ms.No.1014, Rev (Assn.III) Dept., dt.9.12.2004 should not be cancelled and submit the explanation. In reply to the Show cause notice, Smt Ashraf Sultana in her explanation reported that she has purchased Land adm.173 Sq.Yds in the premises of H.No.8-2-603/13/3/N/1 part situated at Road No.10, Banjara Hills, Hyderabad under Registered Sale Deed No.285 of 1992, dt.22.01.1992 from Sri Narayya who earlier purchased the said land from Sri Sayanna under Regd. Sale Deed document No.1453 of 1968 dt:30.4.1968, there are no justifiable grounds to cancel the G.O.Ms.No.1014 Revenue (Assn.III) Department, dt.9.12.2004 regularising the said land admeasuring 173 Sq.Yds at the rate of Rs.3125/- per Sq.Yd and requested that the orders issued in G.O.Ms.No.1014 Revenue (Assn.III) Department, dt.9.12.04 may be confirmed and implement the orders as she has already crossed 65 years and being a widow lady without any house and the case is pending for over 14 years, causing her financial loss and great hardship.

7. In the circumstances stated above, and after careful consideration of the entire matter, Government hereby cancel the orders issued in G.O. third read above and the Collector, Hyderabad is requested to re-examine the request of Smt Ashraf Sultana for regularization of land admeasuring 173 Sq.Yds in the premises of H.No.8-2-603/13/3/N/1, at Road No.10, Banjara Hills, Hyderabad in terms of guidelines policy issued in G.O.Ms.No.166, Revenue (POT) Department, dt.16.2.2008.

8. The Collector, Hyderabad is directed to take necessary action in the matter.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

M.SAMUEL,
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Collector, Hyderabad.
The CCLA., Hyderabad.

// FORWARDED:: BY ORDER //

SECTION OFFICER